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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

October 9, 2013

CITY CLERK
LISA LAMBERT

Audubon Investments, Inc.
P. O. Box 850669
Mobile, AL 36685

Re: Case #SUB2013-00104
Leighton Place Subdivision, Phase Two
East terminus of Leighton Place Drive.
15 Lots / 12.5± Acres

Dear Applicant(s)/ Property Owner(s):

At its meeting on October 3, 2013, the Planning Commission waived Section V.B.6 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to reflect compliance with Section V.B.14. of the Subdivision Regulations for a 60' radius cul-de-sac without a central median;
- 2) all new road construction must comply with City Engineering Department requirements;
- 3) labeling of the lot sizes in square feet for Lots 1 – 14, and in square feet and acres for Lot 15, on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 4) revision of the plat to accurately depict the rear width on Lot 7;
- 5) retention of the 25' minimum building setback line along all street frontages;
- 6) placement of a note on the Final Plat stating that each lot, including the access to the common area (detention pond), is limited to one curb cut with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) retention of the common area (detention pond) label and placement of a note on the Final Plat stating that the maintenance of the common area (detention pond) is the responsibility of the property owners;
- 8) placement of a note on the Final Plat stating that no structures may be built within any easement;
- 9) provision of sidewalks along all new streets within the development at the time of new home construction;

- 10) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies for floodplain and wetland issues will be required prior to the issuance of any permits or land disturbance activities;
- 11) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 12) compliance with Engineering comments: *[The following comments should be addressed prior to acceptance and signature by the City Engineer: a.) Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, required notes, legend). b.) Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). c.) Add a signature block and signature for the Owner (notarized), Planning Commission, and Traffic Engineer. d.) Provide a signature block for the City Engineer and County Engineer. e.) Provide and label the monument set or found at each subdivision corner. f.) Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. g.) Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). h.) Add a note to the Plat stating that any work performed within this development must comply with all Engineering Department Policy Letters.];*
- 13) compliance with Traffic Engineering comments: *[Each lot is limited to one curb-cut (including corner lots), with, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards];*
- 14) compliance with Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 15) compliance with Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);* and
- 16) completion of the Subdivision process prior to any request for permits for new home land disturbance or construction.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use

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Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

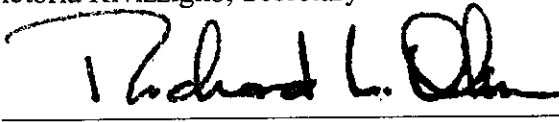
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Ron Twilley Builders, Inc.
Richard L. Patrick, PLS.